

# BORDAILE ESTATES (Lansingburgh Schools)

## *Twin TownHome Included Features*

### HIGH QUALITY CONSTRUCTION

- **9' First Floor Ceilings**
- **Full Basement**
- 2x6 Exterior Wall Construction On Heated Areas
- 1/2" OSB Waferboard Sheathing on Walls and Roof
- Air Infiltration Reducing House Wrap on Exterior Heated Walls
- Two Car Garage
- R-19 (6" Batts) Wall & R-30 (9" Batts) Ceiling Insulation
- Perimeter Foundation Drainage System
- 3/4" T&G Waferboard Subfloor
- 3,000 PSI Basement and 4,000 PSI Garage and Exterior Concrete Floors
- Plumbing Drains Over Heated Areas Insulated for Sound Reduction
- Return Air Grills in Each Bedroom
- HVAC Rough Openings Covered with Mesh During Construction

### LASTING EXTERIORS

- Professional Landscaping and Lawn Seeding (Using Hydroseed Method)
- **Inground Sprinkler System @ Front**
- Asphalt Paved Driveway (One Foot Wider Than Garage Door(s) on Both Sides)
- 30-Year Architectural Style Roof Shingles W/Ice & Water shield at valleys
- Maintenance-Free Vinyl Siding - Aluminum Facia/ Vinyl Soffit
- White Clad **Andersen Windows** with Screens
- White Clad Andersen Sliding Door with Screen
- Front Elevation Window Grids Per Plan
- Window Mantels on Front Where Shown
- Raised Panel Prefinished Steel Garage Doors
- Brick Paver Front Walkway
- Lamppost with Photocell
- Hose Faucet Connections Front and Rear (Frost Free)
- Cluster Mailbox and Post per postal regulations
- Privacy Fence Between Homes @ Rear Yard
- **Rear Wood Deck Sized Per Patio Plan**
- Front Door w/Brass Kick Plate

### TIMELESS INTERIORS

- **Ceramic Tiled Foyer**
- Wood Capped Half Wall Stair Railings
- Six Panel Masonite Interior Doors (Finished with Semi-Gloss)
- **Crown Mold and Chair Rail in Dining Room, Oversized Casings at 3 1/4" and Baseboard at 5 1/4"**
- Armstrong "Station Square" Vinyl Flooring-Kitchen, Breakfast & Laundry
- Home Showcase "Expert" 25.5 oz. CFN Nylon w/6lb bonded pad.
- Smooth Finish Ceilings and Walls (Two Paint Coats with Light Sanding Between)
- Semi-gloss Trim/Paint
- Classic Lighting Collection Including **Bedroom Ceiling Lights**
- Wire Closet Shelving (Double Shelves For Half Of Master Closet)
- Window Trim Picture Framed Top and Sides with Bottom Apron



### VALUABLE BRAND NAMES

- Kohler
- Lennox
- Frigidaire
- Andersen

### COMFORTABLE BATHS

- Master Bath with **Oversized Tub/Shower** And Vanity
- Contoured Fiberglass Tub Or 4' Shower in Main Bath(Per Plan)
- **Kohler Bathroom Fixtures**
- Kohler Faucets (Pressure Balanced Tub & Shower)
- **Ceramic Tiled Floors & Walls @ Master Bath Tub/Shower**
- Flush Medicine Cabinet in Full Baths
- Cultured Marble Vanity Tops/Custom Built with Integral Bowl & Backsplash
- Decorative Mirror Over Vanities
- Bath Accessories

### FAMILY STYLE KITCHENS

- **42" Wall Cabinets** W/Oak Raised Panel Kitchen Cabinets, Back-Beveled for Easy Opening
- Frigidaire Self-Clean Electric Range
- Frigidaire 5-Cycle Dishwasher
- Disposal, 1/2 HP Continuous Feed
- **Microwave 1.6 cu. ft. With Ductless Vent**
- Formica Countertops/Custom Built with 4" Backsplash
- Stainless Steel Sink with Spray
- Crown Molding On Cabinets

### RELIABLE SYSTEMS

- **Lennox High Efficiency (90%) Direct Vent Furnace** (Gas Forced Hot Air) with Programmable Thermostat
- Energy Saver Gas 50 Gallon With Direct Vent Water Heater
- 200 AMP Underground Electrical Service
- **1/2 Horse Power Garage Door Opener** and Low Voltage Wiring for Safety Device
- Washer, Dryer and Dryer Vent Connections Provided
- CAT 5 Pre-wiring for (2) Telephones (with jacks) and (2) RG6 Cable TV's

### GENERAL INFORMATION

- Beautiful and Functional Home Designs
- Lansingburgh Central Schools
- Public Water, Sewer, Natural Gas and Cable TV
- Taxes – Contact Assessors Office For Information

### CHARLEW WRITTEN STANDARDS COMPLIMENTING HOME OWNERSHIP

- Pre-closing Orientation
- 60-Day Service Review
- 1-Year Service Review
- 2-10 Home Buyers Warranty
- Charlew's Exclusive Homeowner Protection Plan  
A Comprehensive Program with Limited

**10 yr. Transferable Warranty to 100% of Purchase Price**